

CHESTNUTHILL TOWNSHIP SUPERVISORS  
ROUTE 715, BRODHEADSVILLE, PA 18322  
MINUTES OF MEETING – October 6, 2009

A regular meeting of the Chestnuthill Township Board of Supervisors was called to order at 7:00 p.m. on Tuesday, October 6, 2009 at the Township Municipal Building Rte 715, Brodheadsville. Those present were Chuck Gould (Chairman), Leigh Kane (Vice-Chairman), David Fleetwood (Supervisor), David Albright (Township Manager), Cathy Martinelli (Office Manager) and Atty. Joseph P. McDonald, Jr.

The **Pledge of Allegiance** to the Flag was led by Cathy Martinelli.

**Executive Session.** None.

**Unit Care Agreement.** None.

**Parks.** Bernie Kozen was present to report the following:

- Elk Bus Viewing Oct 3 – was a success!
- Star Gazing Oct 24
- Trick or Treat Oct 31
- Life Line Screening Nov. 5
- Art Workshops 10/10, 10/13, 10/29, 11/14
- Reptile Show w/creepy creatures Nov 21

Also, “Toys for Tots” drop off is located at the Park building. The No-Smoking signs are installed and the overflow parking gate has been erected and will be locked for the fall and winter seasons and only opened for special events.

**Public Comment.** None.

**Minutes.** On motion made by Dave Fleetwood, seconded by Chuck Gould it was voted to approve the minutes of the August 18<sup>th</sup> meeting, as distributed. (2-0) (Leigh Kane abstained as she was absent) On motion made by Leigh Kane, seconded by Chuck Gould it was voted to approve the minutes of the September 15<sup>th</sup> meeting, as distributed.(2-0) (Dave Fleetwood abstained as he was absent)

**Correspondence.** None.

**Old Business.**

Discussion & possible award of snow-subcontractors bids. There were several bids as follows:

<b>BIDDER</b>	<b>EQUIP YR.</b>	<b>EQUIP DESCRIPTION</b>	<b>BID PRICE/HR</b>
Frantz	1986	8 ton single axle w/plow & spreader	\$89.50
Down to Earth	1981	10 ton single axle w/plow & spreader	\$89.25
A&R Exc.	2007	10 ton single axle w/plow & spreader	\$91.00
A&R Exc.	1988	10 ton single axle w/plow & spreader	\$91.00
Carbonara	1985	Tandem w/plow & spreader	\$125.00
Larry Smith	1986	8 ton single axle w/plow & spreader	\$90.00

Also noted, Frantz is purchasing a second 8 ton single axle w/plow and spreader truck and would like to put it on for the 2009-2010 snow season. After a brief discussion the Board would like more time to review these bids, therefore, on motion made by Chuck Gould, seconded by Leigh Kane it was voted to table these bids until the meeting on October 20, 2009. (3-0)

Special Guest Christine Dettore. She is the Monroe County Open Space Coordinator and brought a special plaque recognizing Leigh Kane for her 10+ years of work with the Open Space program. Also in attendance were Dawn Gorham, Director of the Pocono Heritage Land Trust and Don Miller, Monroe County Open Space Advisory Board Member.

**New Business.**

Conservation Easement option agreements – Gould, Snyder and Perlinski properties.

These three property owners are interested in the conservation easement program which is used to permanently protect land from development at a lower cost than purchasing it fee-simple, the land remains privately owned. The property owner sells the right to develop all or a portion of his/her land. This easement/extinguishing of development rights will be binding on the current and all future land owners. The total acreage for each parcel is Gould 11.33ac, Snyder 10.255ac, and Perlinski 11.38 ac. On motion made by Dave Fleetwood, seconded by Leigh Kane it was voted to accept and sign the option contract for M/M Perlinski and to start the process of an appraisal. (3-0) On motion made by Chuck Gould, seconded by Leigh Kane it was voted to accept and sign the option contract for Mr. Eric Snyder and Ms. Joy Schatz and to start the process of an appraisal. (3-0) On motion made by Dave Fleetwood, seconded by Leigh Kane it was voted to accept and sign the option contract for M/M Gould and to start the process of an appraisal. (2-0)

(Chuck abstained)

Repository Lot-Mark Baylis. Mr. Baylis is asking the Board to release a repository lot tax ID number 02624902964224 that adjoins his property. If released he would like to adjoin it to his property and clean up all debris and abandoned vehicles. His long term goal is to combine a total of ten acres and to apply to have property included in the Clean and Green program. The Board wanted a little more time to review this issue and on motion made by Chuck Gould, seconded by Leigh Kane it was voted to table this issue until the October 20<sup>th</sup> meeting. (3-0)

**Bills.** On motion made by Leigh Kane, seconded by Dave Fleetwood it was voted to pay the General and State Fund bills. (3-0)

## **Plans.**

**Rehrig Subdivision** (Lot Line Adjustment) w/Keer Veterinary Hospital. Berks Surveying & Engineering. This lot line adjustment is to eliminate a residual parcel of land that was errantly created during the minor subdivision which was recently approved. The previous surveyor reported a larger Penn Dot right-of-way than actually existed. This adjustment corrects the right-of-way and eliminates a strip of land that now exists; the strip of land is being split and joined to the 2 lots which front them. Engineer McDermott said the only thing missing from this plan is the signature of the owners WHDP Leasing and Warren Hoffman, President. A brief discussion ensued and on motion made by Leigh Kane, seconded by Dave Fleetwood it was voted to conditionally approve this plan subject to satisfactorily addressing the signature's on the plan (revision date 9/17/09) and any outstanding fees. (3-0) (Plan date 7/10/09)(**90-day review ends 12/16/09**)

**Keer Veterinary Hospital** (Land Dev Plan) Berks Surveying & Engineering. Engineer McDermott's review letter dated 9/9/09 was reviewed. There are several outstanding issues that need to be resolved, such as Developers Agreement, Security, Fee in-lieu of, Signatures on the plan, E&S approval, and NPDES permit. A brief discussion ensued and the Board felt there are too many outstanding items that need to be addressed before they can give an approval. On motion made by Chuck Gould, seconded by Dave Fleetwood it was voted to table this plan and to remain on the agenda as a standing item until it is ready for approval. (3-0) (Plan date 3/31/09) (Accepted 4/15/09)(**opened ended waiver 6/25/09**) (Rev 6/2/09, 7/10/09)

**Merwine Connie** (Major Subdivision & LDP) Keystone Engineering. Engineer Eric Snyder and Atty. Joseph Hanyon were present on behalf of this plan. A lengthy discussion ensued on sidewalks and street trees. It was the Boards position to locate the sidewalks on the plan and if they are not going to be built right away, the developer would have to put up a bond for future placement. Note: Sidewalks will be constructed in the front & side of the Tractor Supply Store. The Board would like to see street trees on both sides of the road. There were three waivers requested:

1. **SALDO 98-28.A.2.c-Preliminary/Final Plan Review** – The proposed Major Subdivision and Land Development Plans can both be reviewed for preliminary and final plan requirements simultaneously. On motion made by Chuck Gould, seconded by Leigh Kane it was voted to approve this waiver request. (3-0)
2. **SALDO 98-57.D.2.c Intersection Alignment** – This phase of development will construct a section of private roadway south of Route 209, the intersection offset distance from the existing Bush Lane location does not meet the requirements of this SALDO section. On motion made by Leigh Kane, seconded by Dave Fleetwood it was voted to approve this waiver request. (3-0)
3. **SALDO 98-61.h.2 – Minimum Pipe Slope** – The proposed bypass pipes which convey storm water from existing pipes under Route 209 to the discharge point at the rear of our site were designed with slopes less than the required 0.50% slope. Since this long pipe run needs to tie into both the existing pipe invert grade and the existing outlet elevation near the wetland area the pipe slope was essentially dictated by the existing site conditions. The proposed pipe slopes in this location are 0.40%. Since the existing site grades dictated the proposed pipe slopes, we

are asking relief from this requirement. On motion made by Chuck Gould, seconded by Leigh Kane it was voted to approve this request. (3-0)  
On motion made by Dave Fleetwood, seconded by Leigh Kane it was voted to table this plan. (3-0) (Plan date 7/1/09) (**waiver until 1/15/10**)

**Merwine, Connie** (Land Development Plan) Keystone Engineering. Engineer Eric Snyder and Atty. Joseph Hanyon were present on behalf of this plan. It was asked that we table this plan tonight. On motion made by Dave Fleetwood, seconded by Leigh Kane it was voted to table this plan. (3-0) (plan date 7/1/09) (**waiver until 1/15/10**)

**Kal-Tac Inc.** (Land Development Plan/Reverse Subdivision Plan) Effort Associates. It was asked via phone that this plan be tabled tonight. On motion made by Dave Fleetwood, seconded by Leigh Kane it was voted to table this plan. (3-0) (Plan date 8/2003) (**open ended waiver**)

**Pleasant Valley Assembly of God.** (Prelim/Final Plan) Niclaus Engineering. It was asked via phone to table this plan tonight. On motion made by Dave Fleetwood, seconded by Leigh Kane it was voted to table this plan. (3-0) (Plan date April 1, 2008) (**open ended waiver**)

**Skaflestad, Clyde** (Land Development Plan) George Collura. It was asked via phone to table this plan tonight. On motion made by Dave Fleetwood, seconded by Leigh Kane it was voted to table this plan tonight. (3-0) (Plan date 3/30/06) (**open ended waiver**)

**Planning Module Approval.** None.

**Adjournment.** There being no further business, on motion made by Chuck Gould, seconded by Leigh Kane, it was voted to adjourn into executive session on a legal issue at 9:10 p.m. (3-0)

Respectfully submitted,

Cathy A. Martinelli  
Recording Secretary